ICBOC Capital Improvement Program Update

November 12, 2019

MiraCosta College

AGENDA

- Program Status Summary
- Standing reports
  - Status of Projects
    - Community Learning Center
    - San Elijo Campus
    - Oceanside Campus
  - Status of Contracts Let
  - Status of Finance
- Q&A

Program Schedule Summary

5 Year Plan / Board Approved Projects

41

Active Projects = 18
Completed Projects = 3
Not Started = 20

Upcoming / Planned FMP Projects

15

Program Financial Summary

(as of September 30, 2019)

STATUS OF PROJECTS

COMMUNITY LEARNING CENTER

COMMUNITY LEARNING CENTER – Project Updates

- **Completed Projects**
  - **Arby's Demolition**
- **Active Projects**
  - **New Monument Signage and Entryway – *Construction***
  - **New Student Services Building – *Bid and Award***
  - **Buildings 100 + 200 Renovation – *Design***

CLC NEW MONUMENT SIGN AND ENTRYWAY

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $1.2M
- **Architect:** WLC Architecture

- **Schedule:** Design: Aug. 2018 – Dec. 2018; Complete
  DSA: Jan. 2019 – Feb. 2019; Complete
  Bid/Award: Feb. 2019 – April 2019; Complete
  Construction: May 2019 – Dec. 2019
  Closeout: Dec. 2019 – Mar. 2019

- **Scope**: A new monument sign/entry structure to provide a sense of arrival to the campus and a means of wayfinding.

- **Status**: Majority of construction activities are complete and punch list items are being worked on. Last portion of project remaining is installation of monument signage. Due to extended manufacturing times, the specialty material for the monuments is not expected to be ready unit late this year.

CLC NEW MONUMENT SIGN AND ENTRYWAY

Project Budget as of September 30, 2019

CLC NEW MONUMENT SIGN AND ENTRYWAY

CLC NEW MONUMENT SIGN AND ENTRYWAY

CLC NEW STUDENT SERVICES BUILDING

- **Phase:** Bid and Award
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $12.3M
- **Architect:** Lord Architecture
- **Building SQ FT:** 9,910 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019; Complete
  DSA: Feb. 2019 – June 2019; Complete
  Bid/Award: July 2019 – Dec. 2019
  Construction: Jan. 2020 – Feb. 2021
  Closeout: Mar. 2021 – Apr. 2021

- **Scope:** The new Student Services Building will provide student friendly space that consolidates student study and resource spaces along with staff space into a single dynamic environment that is required to properly serve the needs of the CLC. A new quad is being constructed between the Student Services building and the existing A & B buildings.

- **Status:** Original procurement / bid was canceled and project is being rebid. Seven (7) general contractors were prequalified. Bid is in process and the bid opening date is December 2, 2019.

CLC NEW STUDENT SERVICES BUILDING

Project Budget as of September 30, 2019

CLC NEW STUDENT SERVICES BUILDING

CLC BUILDINGS 100 + 200 RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $11.4M
- **Architect:** SGPA Architects
- **Building SQ FT:** 38,505 SF

- **Schedule:** Design: Mar. 2019 – Mar. 2020
  DSA: Mar. 2020 – July 2020
  Bid/Award: July 2020 – Oct. 2020
  Construction: Dec. 2020 – Aug. 2021
  Closeout: Sept. 2021 – Nov. 2021

- **Scope**: This project will include approximately 9,000sf of renovation to the area where Student Services was previously located. Academic Services, the library, faculty offices, and California Adult Education Program will all be significant parts of the remodel portion. The remaining portion of the buildings, is approximately 29,500 sf of primarily classroom space, and will undergo a modernization.

- **Status**: This project is currently in the Design Development phase of design.

CLC BUILDINGS 100 + 200 RENOVATION

Project Budget as of September 30, 2019

Current Budget = $11,421,405

Budget vs. Forecast

SAN ELIJO CAMPUS

SAN ELIJO CAMPUS – Project Updates

- **Completed Projects**
  - **B600 Modernization**
  - **B300 Modernization**

- **Active Projects**
  - **B500 Renovation – *Construction***
  - **New Student Services and Administration Building – *Construction***
  - **B200 Modernization - *DSA***
  - **B100 Renovation – *Design***
  - **Temporary Housing / Swing Space Phase 4 – *Design***

SAN B500 RENOVATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $3.5M
- **Architect:** Little Architecture
- **Building SQ FT:** 7,790 SF

- **Schedule:** Design: Aug. 2018 – Feb. 2019; Complete
  DSA: Mar. 2019 – Apr. 2019; Complete
  Bid/Award: May 2019 – June 2019; Complete
  Construction: July 2019 – Dec. 2019
  Closeout: Dec. 2019 - Jan. 2020

- **Scope: Full building modernization and moderate renovation, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E.**

- **Status: Construction is ongoing. Current activities include installation of mechanical, electrical and plumbing systems, interior drywall, exterior building plaster as well as exterior walkway concrete placement.**

SAN B500 RENOVATION

Project Budget as of September 30, 2019

SAN B500 RENOVATION

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $12.4M
- **Architect:** Little Architecture
- **Building SQ FT:** 10,770 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019; Complete
  DSA: Feb. 2019 – May 2019; Complete
  Bid/Award: June 2019 – Aug. 2019; Complete
  Construction: August 2019 – August 2020
  Closeout: August 2020 – October 2020

- **Scope**: The Student Services & Administration Building will provide a new gateway and face of the San Elijo Campus. It will replace the existing Administration building and consolidate all of the student services operations under one roof. The new building will provide administrative offices and meetings spaces that will allow staff to properly serve the student body. An ADA compliant student drop off will also be installed at the entry to the San Elijo campus as part of this project.

- **Status**: Construction in ongoing. Current activities included initial project / material submittals, site underground utilities and compaction grouting for buildings structural system.

SAN NEW STUDENT SERVICES BUILDING

Project Budget as of September 30, 2019

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

SAN NEW STUDENT SERVICES AND ADMINISTRATRION BUILDING

SAN B200 MODERNIZATION

- **Phase:** DSA
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $3.5M
- **Architect:** SGPA Architecture
- **Building SQ FT:** 10,413 SF

- **Schedule:** Design: Feb. 2019 – Sept. 2019; Complete
  DSA: Sept. 2019 – Nov. 2019
  Bid/Award: Nov. 2019 – Jan. 2020
  Construction: Jan. 2020 – Aug. 2020
  Closeout: Aug. 2020 – Oct. 2020

- **Scope**: Full building modernization, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E. The building houses classrooms for arts and letters, restrooms, and also has a large multipurpose room.

- **Status:** Design is complete and project is in DSA review.

SAN B200 RENOVATION

Project Budget as of September 30, 2019

SAN B100 RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $5.3M
- **Architect:** PBK Architecture
- **Building SQ FT:** 14,020 SF

- **Schedule:** Design: May 2019 – Jan. 2020
  DSA: Jan. 2020 – Apr. 2020
  Bid/Award: Apr. 2020 – July 2020
  Construction: July 2020 – Feb. 2021
  Closeout: Feb. 2021 – Apr. 2021

- **Scope**: B100 is the Library building in San Elijo. This project will include renovation to tutoring spaces, computer labs, offices, restrooms, and AV/IT spaces. Remaining portions of the building, mostly the library, will receive a light modernization.

- **Status:** Currently the project is in the Construction Document phase of design.

SAN B100 RENOVATION

Project Budget as of September 30, 2019

OCEANSIDE CAMPUS

OCEANSIDE CAMPUS – Project Updates

- **Active Projects**
  - **Athletic Field Renovation – *Construction***
  - **North Storm Drain Repair - *Construction***
  - **B1000 Administration Renovation - *Design***
  - **Health and Wellness Hub - *Design***
    - **New Parking Lot 5A, PV & Tennis Support Building**
    - **New Gym Building**
    - **New Allied Health Building**
  - **New Student Services Building - *Design***
  - **New Chemistry & Biotechnology Building - *Procurement***

OC ATHLETIC FIELD RENOVATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $9.95M
- **Architect:** LPA
- **Building SQ FT:** 2,100 SF

- **Schedule:** Design: June 2018 – Dec. 2018; Complete
  DSA: Dec. 2018 – Mar .2019; Complete
  Bid/Award: Apr. 2019– June 2019; Complete
  Construction: July 2019 – Aug. 2020
  Closeout: Aug. 2020 – Nov. 2020

- **Scope:** This project consists of replacing the existing track and field as well as replacing the existing storage building with a restrooms, changing facility and storage. The removal of the existing track will facilitate the addition of an international sized soccer field and a multi-purpose field in its place. A walking/jogging path will be located around the perimeter of the athletic fields.

- **Status:** Construction in on-going. Current activities include underground utilities installation, rough grading and ramp and building footing preparation.

OC ATHLETIC FIELD RENOVATION

Project Budget as of September 30, 2019

OC ATHLETIC FIELD RENOVATION

OC ATHLETIC FIELD RENOVATION

OC NORTH STORM DRAIN REPAIR

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $750k
- **Engineer:** NV5
- **Schedule:** Design: March 2019 – June 2019
  DSA: N/A
  Bid/Award: July 2019 – Sept. 2019
  Construction: Sept. 2019 – Jan. 2020
  Closeout: Jan. 2020 – Feb. 2020

- **Scope:** Installation of a new 30" RCP storm drain line between the MiraCosta Oceanside Campus and the City of Oceanside right of way across 2916 Colgate Drive. Work includes the removal and abandonment of an existing CMP storm drain line that has failed as well as grading in the surrounding damaged area. Project is to provide replacement vegetation and irrigation at areas damaged during construction.

- **Status:** Construction is nearing completion. All storm drain line infrastructure and site work is complete to date. Landscaping and irrigation is the only work remaining. Project completion is on schedule.

OC NORTH STORM DRAIN REPAIR

Project Budget as of September 30, 2019

OC NORTH STORM DRAIN REPAIR

OC B1000 ADMINISTRATION RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** $13.4M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF

- **Schedule:** Design: Jun. 2018 – Jan. 2020
  DSA: Feb. 2020 – June 2020
  Bid/Award: June 2020 – Sept. 2020
  Construction: Sept. 2020 – Nov. 2021
  Closeout: Dec. 2021 – Jan. 2022

- **Scope:** This project consists of renovating the entire building to increase capacity and replacing MEPs with a new floor layout. Project will also include temporary portables as swing space. For renovation projects interior spaces will be re-programmed, major work will be completed on the interior walls and finishes will be upgraded.

- **Status:** Design development phase of design is nearing completion. User group meetings regarding both B1000 and the required temporary housing / swing space are on-going. Location for temporary housing / swings space has been moved to east of existing B1100 – College Police and will be placed in parking lot 1A.

OC B1000 ADMINISTRATION RENOVATION

Project Budget as of September 30, 2019

OC NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

- **Phase:** Design / Collaboration
- **Delivery Method:** Design-Build
- **Current Budget:** $16.9M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty / HMC Architects

- **Schedule:**
  Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2019 – Sept. 2019; Complete
  DBE-Design: Sept. 2019 – March 2020
  DSA: March 2020 – Aug. 2020
  Final GMP Contract: Sept. 2020 – Oct. 2020
  DBE-Construction: Nov. 2020 – July 2021
  Closeout: Aug. 2021 – Oct. 2021

- **Scope**: A new parking Lot will provide 500+ additional parking spaces and will be located near the main entrance to the campus. The parking lot will include photovoltaic shade structure system and charging stations. The new tennis support building will provide the tennis courts with adequate storage, restroom facilities and house a relocated transformer to power the tennis court lighting.

- **Status**: Criteria document and DBE procurement is complete. DBE contract is fully executed and the Collaboration Phase of the project has commenced.

OC NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

Project Budget as of September 30, 2019

OC NEW GYM BUILDING

- **Phase:** Design / Collaboration
- **Delivery Method:** Design-Build
- **Current Budget:** $37.1M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty / HMC Architects
- **Building SQ FT:** 35,000 SQ FT
- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2018 – Sept. 2019: Complete
  DBE-Design: Sept. 2019 – Sept. 2020
  DSA: Sept. 2020 – May 2021
  Negotiate: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – May 2023
  Closeout: May 2023 – July 2023

- **Scope**: The new Gymnasium will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.

- **Status**: Criteria document and DBE procurement is complete. DBE contract is fully executed and the Collaboration Phase of the project has commenced.

OC NEW GYM BUILDING

Project Budget as of September 30, 2019

OC NEW ALLIED HEALTH BUILDING

- **Phase:** Design / Collaboration
- **Delivery Method:** Design-Build
- **Current Budget:** $27.98M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty / HMC Architects
- **Building SQ FT:** 20,450 SQ FT
- **Schedule:**
  Criteria Design: Nov. 2018 – Apr. 2019; Complete
  DBE Procurement: Dec. 2018– Sept. 2019; Complete
  DBE-Design: Sept. 2019 – Sept. 2020
  DSA: Sep. 2020 – May 2021
  Final GMP Contract: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – Nov. 2022
  Closeout: Nov. 2022 – Jan. 2023

- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Preliminary program includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The master plan assumes a single story building whose design is coordinated with the new gym complex to crate a unified campus and design aesthetic.

- **Status:** Criteria document and DBE procurement is complete. DBE contract is fully executed and the Collaboration Phase of the project has commenced.

OC NEW ALLIED HEALTH BUILDING

Project Budget as of September 30, 2019

OC NEW STUDENT SERVICES BUILDING

- **Phase:** Design / Collaboration
- **Delivery Method:** Design-Build
- **Current Budget:** $54.1M
- **Criteria Architect:** Gensler
- **DBE:** Swinerton / DLR
- **Building SQ FT:** 39,040 SQ FT
- **Schedule:** Criteria Design: Nov. 2018 – July 2019; Complete
  DBE Procurement: Apr. 2019 – Oct. 2019; Complete
  DBE-Design: Oct. 2019 – Sept. 2020
  DSA: Sept. 2020 – May 2021
  Final GMP Contract: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – Mar. 2023
  Closeout: Mar. 2023 – May 2023

- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. Currently proposed as a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students.

- **Status:** Criteria document and DBE procurement is complete. DBE contract is fully executed and the Collaboration Phase of the project has commenced.

OC NEW STUDENT SERVICES BUILDING

Project Budget as of September 30, 2019

OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

- **Phase:** DBE Procurement
- **Delivery Method:** Design-Build
- **Current Budget:** $35.98M
- **Criteria Architect:** Lionakis
- **DBE:** TBD
- **Building SQ FT:** 20,630 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – July 2019; Complete
  DBE Procurement: June 2019 – Oct. 2019; Complete
  DBE-Design: Oct. 2019 – Jan. 2021
  DSA: Jan. 2021 – July 2021
  Final GMP Contract: July 2021 – Nov. 2021
  DBE-Construction: Nov. 2021 – Sept. 2023
  Closeout: Sept. 2023 – Nov. 2023

- **Scope**: The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.

- **Status**: Criteria document is complete and the Design-Build Entity procurement is finalized with the contract award being scheduled for approval at the upcoming November board meeting.

OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

Project Budget as of September 30, 2019

Current Budget = $35,979,358

Budget vs. Forecast

STATUS OF CONTRACTS LET

STATUS OF CONTRACTS LET – In Process

- **Request for Task Order Proposals (RFTOPs)**
  - Community Learning Center New Student Services Bldg. Geotechnical Services
  - Oceanside Parking Lot 4C & 2B Geotechnical Services
  - Oceanside Parking Lot 4C & 2B Survey Services
- **Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - Oceanside New Chemistry and Biotechnology Building

STATUS OF CONTRACTS LET - Upcoming

- **Request for Task Order Proposals (RFTOPs)**
  - San Elijo B400 Renovation Architectural Services
- **Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - Oceanside B1200 Library Renovation
- **Request for Qualifications (RFQs)**
  - Districtwide Integrated Automation System Providers

OC B1200 LIBRARY RENOVATION – Design-Build

- **Types of Project Delivery Methods**
  - **Design-bid-build**
  - **Multiple Prime**
  - **Construction Management at Risk**
  - **Design-Build**

OC B1200 LIBRARY RENOVATION – Design-Build

- **Design-Build**

CHARACTERISTICS	• Integrated process-overlapped design and construction • Two prime players: Owner and Design-Build Entity • One contract: Owner to Design-Build Entity
RESPONSIBILITIES	Owner Capital, procurement, program and performance requirements Design-Builder Design and construction

OC B1200 LIBRARY RENOVATION – Design-Build

- **Why Design-Build for OC B1200 Library Renovation**
  - Single point of responsibility for owner
  - Allocate risks to those who can best manage it
  - General Contractor and A/E on the same team providing unified recommendations and solutions
  - Speed to market
  - Complex project requiring close coordination of design and construction expertise
  - Project requires complex phasing

STATUS OF FINANCE

STATUS OF FINANCE

- **Master Program Budget**
  - **See attached report**
- **Review Commitments & Expenditures - As of September 30, 2019**
  - **See attached report**
  - **Commitments - $56M**
  - **Expenditures - $32.6M**

CAPITAL IMPROVEMENT PROGRAM COST SAVING MEASURES

- **District direct purchase Program Management Office set-up items (furniture, copier, etc.) versus lease for duration of contract and/or program**
  - **Estimated rough order magnitude savings over life of program $25,000**
- **No markup on professional services consultant reimbursables**
  - **Estimated rough order magnitude savings over life of program $75,000 - 100,000**
- **Move forward with previous architect and engineering teams for design of San Elijo B300 and B600 Modernizations**
  - **Estimated rough order magnitude savings of $100,000**
- **Single firm perform both Program and Construction Management Services**
- **Project scope validation and value engineering on all projects**
- **Strategic selection of alternative delivery methods (i.e. design-build)**

Questions